

Avon and Somerset Constabulary

Crime Prevention Through Environmental Design Planning Response

Site Address – Park Farm Butt Lane Thornbury Bristol South Gloucestershire	App. Ref – PT18/6450/O
Development description – Erection of up to 630 dwellings (Class C3); up to 700sqm for Retail (Classes A1, A2, A3) and Community Hub (Class D1), network of open spaces, new roads, a sustainable travel link, parking areas, accesses and paths; and installation of services and drainage infrastructure (Outline) with access to be determined and all other matters reserved.	Response Date – 28/1/2019
Designing Out Crime Officer – Kevin Wilkinson - Local Support Team – North East Concorde House, Harlequin Office Park, Fieldfare, Emersons Green, BS16 7FN Tel: 01278 648664 Mobile 07889656105 Email: kevin.wilkinson@avonandsomerset.police.uk	
Summary Response	
No Objection or comments	✓
No Objection – Subject to comments	
Object in principle	
Not acceptable in its current format	

Detailed Response
<p>At this early stage where only outline planning is sought, it is very difficult from a crime reduction/prevention point of view to give any detailed comments as the areas to be addressed such as access, layout and detailed design would normally be decided upon at Reserved Matters stage.</p> <p>Paragraphs 91, 95 and 127 of the National Planning Policy Framework July 2018 require crime and disorder and fear of crime to be considered in the design stage of a development. Other paragraphs such as 8, 104, 106, 110, 117, and 127 also require the creation of safe environments within the context of the appropriate section.</p> <p>Where a Design and Access Statement is required CABE does recommend that the statement includes a section that shows that security and safety have been considered and demonstrates how this will be achieved.</p> <p>Crime prevention through environmental design (CPTED) and Secured by Design (SBD) principles look at the whole development. This includes layout of roads, footpaths, parking, lighting, communal areas, boundary treatments and layout and orientation of dwellings. These points all need to be considered at the earliest stage in order to provide a sustainable development where people are safe and feel safe.</p> <p><i>Kevin Wilkinson</i></p>